

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

JULY 9, 2012

The Mobile Manufactured Home Advisory Council convened at 10:10 a.m. at the State Office Building, in Room-117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Ben Castonguay Jennifer Ponte Myriam Clarkson Leonard S. Campbell Keith Jensen Marcia L. Stemm Mark Berkowitz Al Hricz Lorraine Conderino	Attorney at Law, Acting Chairperson CT Real Estate Commission Member DECD Representative Mobile Manufactured Home Industry Rep. Town Planner Park Owner, Co-Chairperson Park Owner Park Owner Park Tenant Park Tenant
Members Absent:	Timothy Coppage George Cote Nancy E. Dickal Erwin Cohen, Ph.D	CT Housing Finance Authority Rep Banking Industry Representative Park Tenant Senior Citizen
Board Vacancies:	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Vicky Bullock, Staff Attorney Linda Kieft-Robitaille Laura O'Malley – Intern Matthew McCandless - Intern	
Public Present:	Raphael Podolsky, Esq. Nancy Palmisano Mike Conderino	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

Agency Website: www.ct.gov/dcp **Division E-Mail:** dcp.occupationalprofessional@ct.gov

SWEARING-IN OF NEW COUNCIL MEMBER APPOINTMENT

Letter dated February 28, 2012 from Martin Looney, Senate Majority Leader, concerning the appointment of Lorraine Conderino as a Mobile Home Park Tenant, replacing Michelle Lauzier.

Lorraine Conderino was sworn-in by Attorney Bullock.

MINUTES OF PREVIOUS MEETINGS

The Council voted unanimously to approve minutes of the April 23, 2012 Mobile Manufactured Home Advisory Council meeting.

REPORT FROM SUB-COMMITTEES

- **LEGISLATIVE COMMITTEE**

Attorney Pudlin followed up on the Council's previous meeting conversation concerning the Fairchild Heights, Inc. court case in which the appellate court ruled that park residents have to exhaust their administrative remedies through DCP prior to going to court. Attorney Pudlin said that DCP filed a brief under the unfair trade practice act. Attorney Podolsky said that DCP does not include complainants as a party to their investigation process. However, the court ruled that in mobile home park cases, mobile home park residents have not exhausted their administrative remedies through DCP. Attorney Podolsky said that the Attorney General's office on behalf of DCP had filed a friend of the court brief focusing only on the "Unfair Trade Practice Act", whereby there is no requirement to exhaust administrative remedies through DCP first. Attorney Podolsky said that the Attorney General's office is also asking the Supreme Court to rule that an organization can represent everyone in the park.

- **EDUCATION COMMITTEE**

Attorney Pudlin was unsuccessful in setting up a meeting with Carol DeRosa, CHFA Rep. despite his many efforts. Attorney Pudlin said he received a very brief e-mail of the person Ms. DeRosa has to run things through relating to the Council's inquiry concerning the mobile home purchase program relating to down payments and expanding the program for park purchases. Attorney Pudlin said he will continue to communicate with Ms. DeRosa and provide his report to the Council at the next meeting.

DCP COMPLAINT STATUS REPORT

Attorney Pudlin said he and other Council members met with Ms. Bullock concerning current and closed complaints for review and that some of the case notes had follow-up narratives and reflected how DCP proceeded with the complaints. Attorney Podolsky said the review of the complaints did not answer all of the Council's questions concerning DCP's investigative process and questioned DCP's range of enforcement when there is not a satisfactory resolution. Attorney Pudlin said he will provide a follow-up report to the Council once the complaint review is concluded.

Ms. Kieft-Robitaille provided the Council with a mobile home park spreadsheet and asked the Council for their comments questions and input. The Council suggested that DCP have their database identify the park name, park address, park owner address, telephone number, and number of units. Attorney Pudlin inquired about the Council's research questions in relation to the age, size and location of the park, condition of the park, park vacancies, deteriorating infrastructure and vulnerability of park closing. The Council suggested a questionnaire be mailed out to mobile home park owners asking for such information to be added to the DCP data base.

Ms. Palmisano reported on the following questions from the industry:

- 1) Are there any types of grants available to community owners
- 2) If grants are available for updating the infrastructure of aging communities
- 3) Are there special funding programs available for seniors
- 4) Tax rates

2012 MEETING SCHEDULE

10:00 a.m., Room-117 at 165 Capitol Avenue, Hartford, CT

January 23 – Monday

April 23 – Monday

July 23 – Monday / Re-scheduled to Monday - July 9, 2012

October 22 – Monday

There being no further business, the meeting adjourned at 11:13 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next Advisory Council meeting is scheduled for Monday, October 22, 2012, 10:00 a.m. in Room-117